RECORD AND RETURN TO: Mitchell A. Watts, Attorney
2400 Crestmoor Road #102 Nashville, TN 37215

THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File No. 25478-05-2006** **Record & Return To:** **Watts & Underwood** **2400 Crestmoor Road #102** **Nashville, TN 37215**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $375,000.00. Darrius M. Hereford Affiant Subscribed and sworn to before me this 14th day of June, 2006. Notary Public My Commission Expires: GEORGE E. MUDTER JR. NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires JULY 19, 2008

WARRANTY DEED

Address New Owner: Daniel C. Stewart Brenda P. Stewart 508 Stonegate Place Brentwood, TN 37027	**Send Tax Bills To:** Wells Fargo Bank, N.A. P.O. Box 5137 Des Moines, IA 50306	**Tax Information:** Map No.160060A01900CO Parcel No.

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Darrius M. Hereford, Unmarried**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Daniel C. Stewart and wife, Brenda P. Stewart** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 508 Stonegate Place, Brentwood, TN 37027

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 14th day of June, 2006.

Darrius M. Hereford

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Darrius M. Hereford**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 14th day of June, 2006.

Notary Public

My Commission Expires:

GEORGE E. MUDTER JR. NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

My Commission Expires JULY 19, 2008

Davidson County DEEDWARR
Recvd: 06/16/06 12:14 2 pgs
Fees:13.00 Taxes:1387.50

20060616-0072020

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 19 on the Plan of Stonegate Subdivision as of record in Plat Book 9700, page 808, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed Darrius M. Hereford and wife, Valencia P. Hereford by deed dated 02/28/2002 from Shoreh Hemmati, unmarried of record in Instrument No. 20020312-0030918, Register's Office for Davidson County, Tennessee. Valencia P. Hereford has conveyed her interest in said property to Darrius M. Hereford by quitclaim deed of record in Instrument No. 20030707-0092829, Register's Office for Davidson County, Tennessee. Darrius M. Hereford and Valencia P. Hereford have subsequently divorced by Final Decree in Circuit Court for Davidson County, Tennessee, Docket No. 03D1416, dated 09/03/2003.

This conveyance is made subject to:

1. 2006 City/County taxes which have been prorated by the parties and assumed by the Grantee.
2. Declaration of Covenants, Conditions By-Laws and Restrictions for Stonegate Subdivision, of record in Book 11262, page 729, Register's Office for Davidson County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons).
3. Dedication of common area to Stonegate Homeowners Association of record in Instrument No. 20011229-014449, Register's Office for Davidson County, Tennessee.
4. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 8425, page 388, Register's Office for Davidson County, Tennessee.
5. All matters appearing on the Plan of record as Book 9700, pages 807 & 808, Register's Office for Davidson County, Tennessee.
6. Storm water detention agreement of record in Book 10507, page 947, Register's Office for Davidson County, Tennessee.